

# 3601 GROVE AVE

Richmond, Virginia

Corner of North Thompson & Grove Avenue

For Sale | Retail/Medical Office



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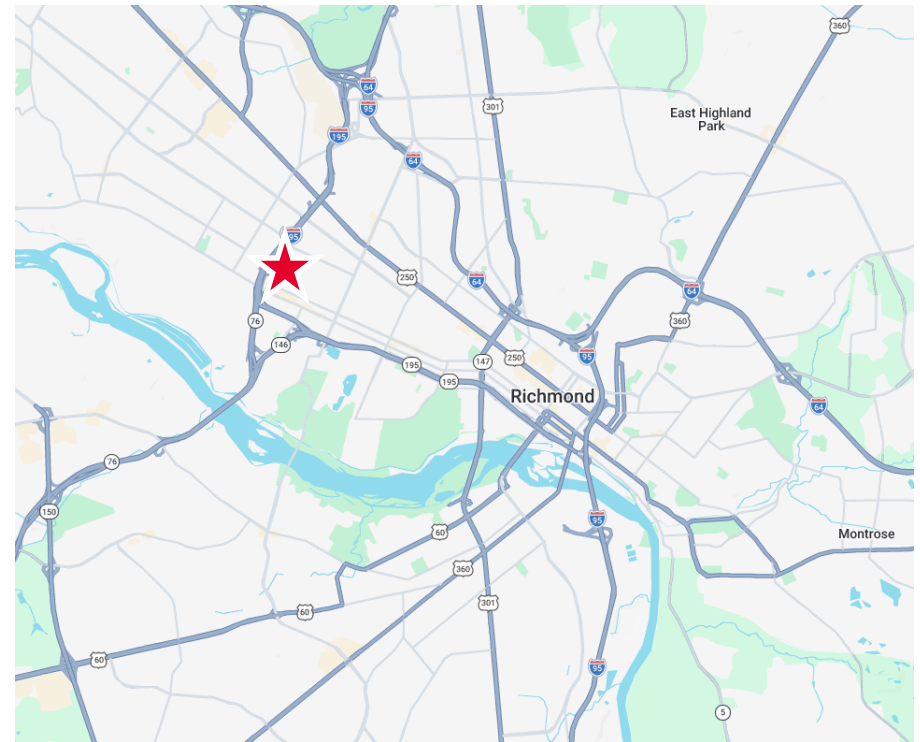
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## Property Highlights

- 2,443 SF total — currently Grove Avenue Eyecare, vacating August 31, 2026
- Brick building with slate roof
- Medical office with retail display area
- Located at the intersection of Grove Ave and North Thompson Street, near Carytown
- Centrally located with easy access right off I-195
- 0.305 acres
- Zoned R-02 (Residential Office)
- 12 parking spaces
- Large pylon sign
- Excellent owner-occupant opportunity



### DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	20,130	109,466	276,964
Households	11,420	52,750	127,819
Avg. Household Income	\$151,488	\$130,068	\$108,550
Employees	13,747	106,195	252,591



**109,466  
POPULATION**



**\$130,068  
AVERAGE  
INCOME**

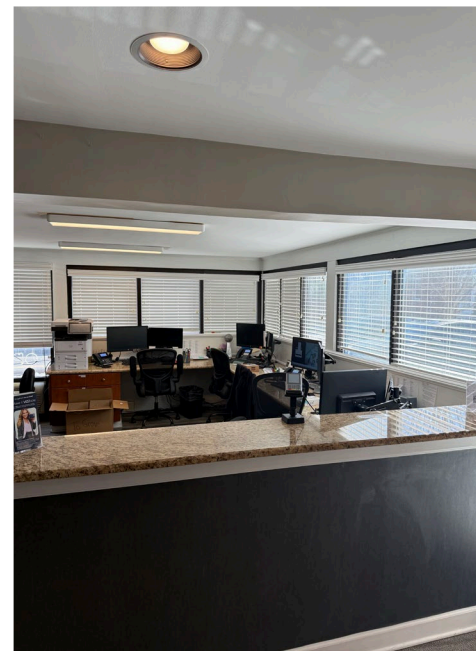
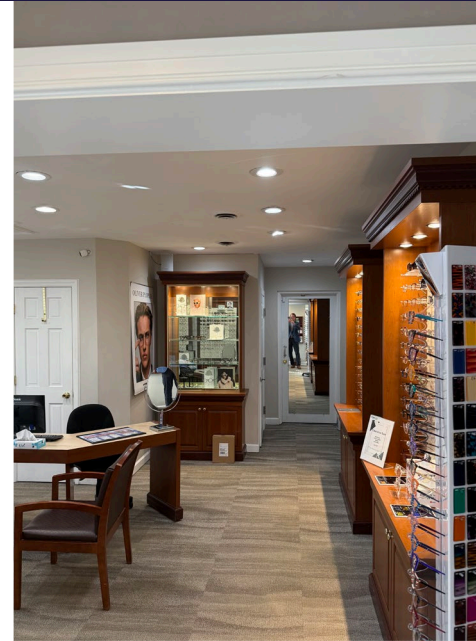


**150,500  
DAYTIME  
POPULATION**



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## Property Photos



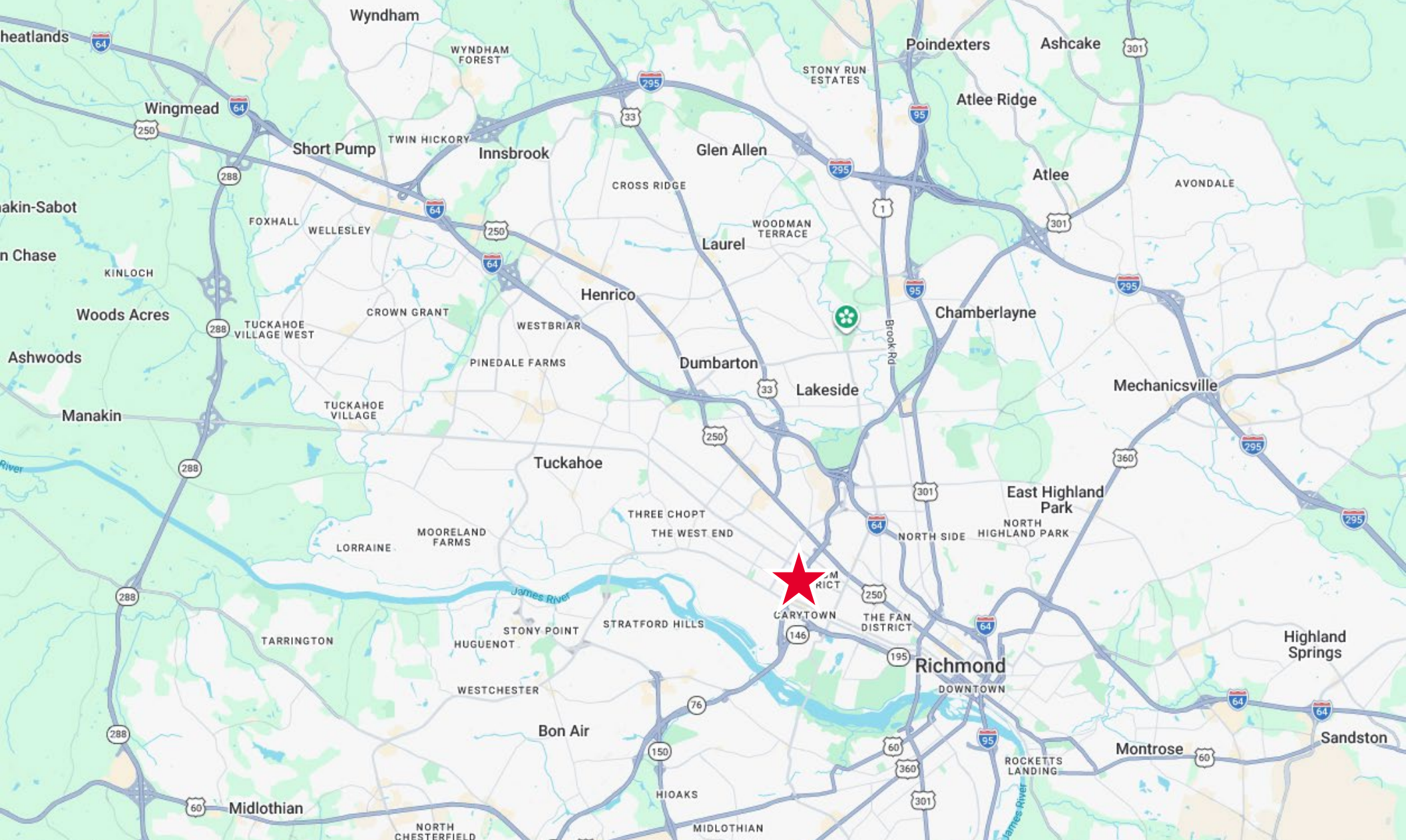


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## Property Aerial







**For more information, please contact:**

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